

The RayWhite logo is located in the top right corner. It consists of the word "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

RayWhite.

A hand is holding a white sign with a yellow circular top containing the number "15". The background is a blurred bokeh of green foliage and sunlight.

15

Statement of information

51A LOCH STREET, COBURG, VIC 3058
PREPARED BY ABDUL ALLOUCHE , RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51A LOCH STREET, COBURG, VIC 3058

5 3 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$1,550,000 to \$1,650,000**

Provided by: Abdul Allouche , Ray White Brunswick

MEDIAN SALE PRICE

COBURG, VIC, 3058

Suburb Median Sale Price (House)

\$1,272,500

01 October 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



40A RICHARDS ST, COBURG, VIC 3058

4 3 2

Sale Price

\$1,585,000

Sale Date: 07/03/2024

Distance from Property: 804m



4A ROSE ST, COBURG, VIC 3058

4 3 2

Sale Price

\$1,600,000

Sale Date: 24/02/2024

Distance from Property: 1.3km



3A SUFFOLK AVE, COBURG, VIC 3058

4 3 2

Sale Price

***\$1,670,000**

Sale Date: 24/02/2024

Distance from Property: 781m



This report has been compiled on 15/03/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is

being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

51A LOCH STREET, COBURG, VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,450,000 to \$1,550,000

Median sale price

Median price

\$1,272,500

Property type

Other

Suburb

COBURG

Period

01 October 2023 to 31
December 2023

Source

 pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

40A RICHARDS ST, COBURG, VIC 3058 4A	\$1,585,000	07/03/2024
ROSE ST, COBURG, VIC 3058	\$1,600,000	24/02/2024
3A SUFFOLK AVE, COBURG, VIC 3058	\$1,670,000	24/02/2024

This Statement of Information was prepared on: 15/03/2024